

January 10, 2001

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting January 9, 2001

The following item is scheduled for the January 16, 2001 City Council Meeting

Public Hearing: Zoning Case Z2000-71

Applicant(s): Eldorado Tollway, Ltd.

DESCRIPTION:

A request to rezone 236.5 \pm acres on the southeast and southwest corners of future Panther Creek Parkway and the future Dallas North Tollway **from** Agricultural **to** Planned Development-Single-Family-5/Single-Family-4 (60.4 \pm acres), Planned Development-Single-Family-4/Single-Family-3 (83.1 \pm acres), Planned Development-Retail (37.5 \pm acres), and Planned Development-Retail/Office-2 (55.2 \pm acres). Neighborhood #47. Tabled 12/27/00.

APPROVED: 5-1 **DENIED:** _____ **TABLED:** _____

Commissioner Ferguson voted in opposition because he supported the applicant's request to reduce the setbacks for the Single-Family-3 lots.

RECOMMENDATION:

Recommended for approval subject to City Council approval of the concept plan for Cobb Family Farm and subject to the following planned development standards:

Tract 1 – Planned Development-Single-Family-3/Single-Family-4 (83.1 +/- acres)

This tract shall be developed under the regulations of the Single-Family Residential District-3 and Single-Family Residential District-4 as outlined in Ordinance No. 00-11-01 as is currently exists or may be amended, subject to the following conditions:

1. Not less than fifty (50) percent of the tract, based on number of lots, shall be developed to Single-Family-3 standards or larger.
2. Minimum lot widths shall be:
 - a. Eighty-four (84) feet for lots developed to Single-Family-3 standards.
 - b. Seventy-four (74) feet for lots developed to Single-Family-4 standards.

3. With the development of Tract 1, a street shall be stubbed to Tracts 2 and 3. In addition, three-inch caliper trees shall be planted an average of thirty (30) feet on center in the thirty (30) foot perimeter landscape buffer along the west side of Tract 2 and in the twenty (20) foot perimeter landscape buffer along the south and east sides of Tract 3.

Tract 2 – Planned Development-Office-2 (55.2 +/- acres)

The tract shall be developed under the regulations for the Office-2 District as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following conditions:

1. Permitted Uses:

All uses permitted in the Office-2 District as outlined in Ordinance No. 00-11-01, with the following additional uses:

- a. Check Cashing Service and Loan Agency;
- b. Minor Medical Emergency Clinic;
- c. Barber Shop or Beauty Salon;
- d. Building Materials and Hardware, Inside;
- e. Bookstore;
- f. Computer Sale;
- g. Convenience Store with Gas Pump;
- h. Dance Studio or Gymnastics;
- i. Department Store, Retail;
- j. Donut Shop;
- k. Florist;
- l. Hobby or Toy Store;
- m. Ice Cream or Frozen Yogurt Sales;
- n. Key Shop or Locksmith;
- o. Kiosk;
- p. Nursery (Retail);
- q. Optical Store;
- r. Restaurant, Café or Cafeteria;
- s. Restaurant, Drive-In;
- t. Restaurant with Drive-Thru;
- u. Security System Installation Company;
- v. Theater (Indoor);
- w. Shoe Repair;
- x. Weight and Aerobic Center;
- y. Hotel & Motel;
- z. Silkscreening Studio;
- aa. Stained Glass Studio;
- bb. Studio (Photography);

2. Orientation and Screening of Service Bays and Drive-through Facilities

- a. All service bays shall be oriented perpendicular to an adjacent street.

- b. Service bays shall be screened by a fifteen (15) foot wide landscape island located within forty (40) foot of the service bay. Drive-through lanes shall be wrapped by a ten (10) foot wide landscape island with a minimum length to equal the required stacking of the drive-through lane. These landscape islands shall contain one (1) minimum three-inch (3") caliper evergreen or deciduous tree every fifteen (15) linear feet with four (4) minimum five (5) gallon shrubs or one (1) ornamental tree evenly dispersed between the evergreen or deciduous tree.

3. Off-street Parking:

- a. **Outdoor Eating Areas:** The first seven hundred fifty (750) square feet of outdoor eating areas shall not be included in the calculation of required off-street parking for restaurants.
- b. **Landscape Strips:** All continuous landscape strips provided between banks of parking, as shown on Exhibit "D", shall have a minimum width of twelve (12) feet, measured back of curb to back of curb.
- c. **Landscape Islands:** All planting islands within parking areas shall have a minimum area of three hundred (300) square feet.

4. Building Materials:

The building materials and architectural standards shall comply with all provisions of a Dallas North Tollway overlay district.

- 5. **Lot Coverage:** Maximum lot coverage is fifty (50) percent. This percentage does not include parking garages.

6. Architectural Standards:

- a. No building facade shall extend greater than fifty (50) feet in horizontal length without a projection, recess or offset. Projections, recesses, or offsets shall be a minimum of twenty-four (24) inches.
- b. Either lintels, sills, cornices, or pitched roofs shall be incorporated into all building facades.
- c. First floor facades facing a street or parking area shall have arcades, display windows, entry areas, outdoor seating, eating areas or awnings, and shall occupy no less than fifty (50) percent of the length of the façade.
- d. One-story buildings larger than sixty-thousand (60,000) square feet that exceed thirty (30) feet in height shall incorporate architectural details to give the appearance of a two-story building.

7. Lighting Standards:

The developer of the property shall submit details of the proposed lighting for the site with the preliminary site plan. Light standards for pedestrian areas and for parking

areas shall match, but shall be of different scale. Light standards shall be reviewed and approved by the Director of Planning.

8. Setbacks and Landscape Buffers:

- a. Buildings, driveways, and parking are prohibited in the required front yard. Where buildings are constructed immediately adjacent to the landscape buffer, the portion of the landscape buffer between the building and front property line may be improved with patterned concrete, pavers, or other decorative materials, as well as tables, benches, canopies, and lights. Within the improved areas, required trees shall be provided in tree wells or tree grates.
- b. A maximum of one double bay of parking is permitted between the thirty (30) foot landscape buffer adjacent to the Dallas North Tollway and the future buildings.

9. Landscaping:

Plant materials shall be selected from the plant list provided within Article IV, Section 2 (Landscape Requirements) of the City of Frisco Comprehensive Zoning Ordinance, Ordinance No. 00-11-01, as it exists or may be amended.

- a. All continuous landscape strips provided between banks of parking shall contain one (1) large tree and four (4) five-gallon evergreen shrubs per thirty-five (35) linear feet of planting strip.
- b. Fifty (50) percent of all landscape islands shall contain two (2) large trees; the remaining fifty (50) percent shall contain four (4) ornamental trees.
- c. One (1) tree (minimum four (4) inch caliper), one (1) ornamental tree, and fifteen (15) five-gallon evergreen shrubs per forty (40) linear feet shall be provided along the property line separating residential uses from non-residential uses.
- d. A ten (10) foot landscape buffer (minimum) shall be provided along the length of all side and rear property lines. Should a fire lane or access easement be constructed on a property line, this requirement is waived.

10. Open Space: A minimum of seven (7) percent of the net area of each lot shall be developed and maintained as open space. Open space shall be areas used for walks, plazas, courtyards, water features, landscaped areas, and other similar areas not specifically used for vehicular access and parking. Landscaped areas shall be exclusive of any other required landscaping with the exception of landscape or plaza improvements (described in 8[a]) located between the building and property line in the landscape buffer may count as open space. The minimum width of open space shall be twenty feet.

11. Connectivity: A fire lane or street and adjacent sidewalk shall provide pedestrian and vehicular connections between Tract 2 and the adjacent single-family zoning (Tracts 1 and 4).

12. **Changes to Concept Plan:** Changes to the concept plan may be approved in accordance with Article IV, Section 1 (Site Plan Requirements) of the Comprehensive Zoning Ordinance No. 00-11-01, as it exists or may be amended.

Tract 3 – Planned Development-Retail (37.5 +/- acres)

This tract shall be developed under the regulations for the Retail District as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following conditions:

1. **Permitted Uses:** All uses permitted in the Retail District as outlined in Ordinance No. 00-11-01, and the following additional uses:

- a. College, university or private boarding school
- b. Hospital
- c. Car wash
- d. Commercial amusement, indoor
- e. Fraternal club, lodge
- f. Funeral parlor or mortuary
- g. Greenhouse, nursery (indoor)
- h. Hotel or motel
- i. Outdoor storage (screened)
- j. Commercial printing company

2. **Orientation and Screening of Service Bays and Drive-through Facilities**

- a. All service bays shall be oriented perpendicular to an adjacent street.
- b. Service bays shall be screened by a fifteen (15) foot wide landscape island located within forty (40) foot of the service bay. Drive-through lanes shall be wrapped by a ten (10) foot wide landscape island with a minimum length to equal the required stacking of the drive-through lane. These landscape islands shall contain one (1) minimum three-inch (3") caliper evergreen or deciduous tree every fifteen linear feet (15 l.f.) with four (4) minimum five (5) gallon shrubs or one (1) ornamental tree evenly dispersed between the evergreen or deciduous tree.

3. **Pedestrian Access:** Sidewalks with a minimum width of four feet (4') shall be provided along at least one side of all proposed internal driveways. Pedestrian crosswalks shall be clearly indicated with stamped or textured paving or other pavement details as approved by the City.

4. **Off-street Parking:**

- a. **Outdoor Eating Areas:** The first seven hundred fifty (750) square feet of outdoor eating areas shall not be included in the calculation of required off-street parking for restaurants.
- b. **Landscape Strips:** All continuous landscape strips provided between banks of parking, as shown on Exhibit "D", shall have a minimum width of twelve feet (12'), measured back of curb to back of curb.

c. **Landscape Islands:** All planting islands within parking areas shall have a minimum area of three hundred (300) square feet.

5. **Building Materials:** A consistent architectural theme shall be used to unify all buildings within the development. This theme shall include the use of common building materials for all buildings. Primary materials used for facades shall consist of brick or stone, and shall comprise a minimum of sixty (60) percent of the building façade, excluding windows. Brick, stone, stucco, EIFS, tile, or any combination thereof may be used for the remaining forty (40) percent of each building façade. The use of reflective glass shall be prohibited. The Planning Department and/or City Council shall review and approve materials and colors at the time of site plan approval.

6. **Lot Coverage:** Maximum lot coverage is sixty (60) percent.

7. **Building Height:** The maximum building height shall not exceed four (4) stories or eighty (80) feet, whichever is greater, except that building height shall not exceed two (2) stories (or forty [40] feet) on any portion of a site within two hundred (200) feet of property zoned Single-Family or Two Family.

8. **Architectural Standards:**

- a. No building facade shall extend greater than one hundred (100) feet in horizontal length without a projection, recess or offset. Projections, recesses, or offsets shall be a minimum of twenty-four (24) inches.
- b. Either lintels, sills, cornices, or pitched roofs shall be incorporated into all building facades.
- c. First floor facades facing a street or parking area shall have arcades, display windows, entry areas, outdoor seating, or eating areas or awnings, and shall occupy no less than sixty (60) percent of the length of the facade.
- d. Buildings greater than sixty thousand (60,000) square feet that exceed thirty (30) feet in height shall incorporate architectural details to give the appearance of a two-story building.

9. **Lighting Standards**

The developer of the property shall submit details of the proposed lighting for the site with the preliminary site plan. Light standards for pedestrian areas and for parking areas shall match, but shall be of different scale. Light standards shall be reviewed and approved by the Director of Planning.

10. **Setbacks and Buffers**

- a. A minimum thirty-foot (30') front yard and landscape buffer shall be provided adjacent to the Dallas North Tollway.
- b. A minimum twenty-five foot (25') front yard and landscape buffer shall be provided adjacent to Panther Creek Parkway.

- c. Buildings, driveways, and parking are prohibited in the required front yard. Where buildings are constructed immediately adjacent to the landscape buffer, the portion of the landscape buffer between the building and front property line may be improved with patterned concrete, pavers, or other decorative materials, as well as, tables, benches, canopies, and lights. Within the improved areas, required trees shall be provided in tree wells or tree grates.
- d. A ten-foot (10') landscape buffer shall be provided along the length of all side and rear property lines. Should a fire lane or access easement be constructed on a property line, this requirement is waived.

11. Landscaping:

Plant materials shall be selected from the plant list provided within Article IV, Section 2 (Landscape Requirements) of the City of Frisco Comprehensive Zoning Ordinance, Ordinance No. 00-11-01, as it exists or may be amended.

- a. All continuous landscape strips provided between banks of parking shall contain one (1) large tree and four (4) five-gallon evergreen shrubs per thirty-five (35) linear feet of planting strip.
- b. Fifty (50) percent of all landscape islands shall contain two (2) large trees; the remaining fifty (50) percent shall contain four (4) ornamental trees.
- c. One (1) tree (minimum four-inch (4") caliper), one ornamental tree, and fifteen (15) five gallon evergreen shrubs per forty (40) linear feet shall be planted within the thirty (30) foot landscape buffer provided along the Dallas North Tollway and the twenty-five (25) foot landscape buffer provided along Panther Creek Parkway.
- d. One (1) large tree and one (1) ornamental tree per forty (40) linear feet shall be provided along all side and rear property lines within the ten (10) foot landscape buffer.

12. Open Space: A minimum of seven (7) percent of the net area of each lot shall be developed and maintained as open space. Open space shall be areas used for walks, plazas, courtyards, water features, landscaped areas, and other similar areas not specifically used for vehicular access and parking. Landscaped areas shall be exclusive of any other required landscaping with the exception of landscape or plaza improvements (described in 10[c]) located between the building and property line in the landscape buffer. The minimum width of open space shall be twenty (25) feet for lots larger than eighty thousand (80,000) square feet and fifteen (15) feet for lots eighty thousand (80,000) square feet or less.

13. Connectivity: A fire lane or street and adjacent sidewalk shall provide pedestrian and vehicular connections between Tract 3 and the adjacent single-family zoning (Tracts 1 and 4).

14. Changes to Concept Plan: Changes to the concept plan may be approved in accordance with Article IV, Section 1 (Site Plan Requirements) of the Comprehensive Zoning Ordinance No. 00-11-01, as it exists or may be amended.

Tract 4 - Planned Development-Single-Family-4/Single-Family-5 (60.4 +/- acres)

This tract shall be developed under the regulations of the Single-Family Residential District-4 and Single-Family Residential District-5 as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

1. Not less than fifty (50) percent of the tract, based on the number of lots, shall be developed to Single-Family-4 standards or larger.
2. Minimum lot widths shall be:
 - a. Seventy-four (74) feet for lots developed to Single-Family-4 standards.
 - b. Sixty-four (64) feet for lots developed to Single-Family-5 standards.
3. With the development of Tract 4, a street shall be stubbed to Tracts 2 and 3. In addition, three-inch caliper trees shall be planted an average of thirty (30) feet on center in the thirty (30) foot perimeter landscape buffer along the east side of Tract 2 and in the twenty (20) foot perimeter landscape buffer along the south and east sides of Tract 3.

DM/sg

cc: Dave Dennison 214-696-6015
Eldorado Tollway 214-696-6015
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 9A

Public Hearing: Zoning Case Z2000-71

Applicant(s): Eldorado Tollway, Ltd.

Description:

A request to rezone 236.5± acres on the southeast and southwest corners of future Panther Creek Parkway and the future Dallas North Tollway **from** Agricultural **to** Planned Development-Single-Family-5/Single-Family-4 (60.4± acres), Planned Development-Single-Family-4/Single-Family-3 (83.1± acres), Planned Development-Retail (37.5± acres), and Planned Development-Retail/Office-2 (55.2± acres). Neighborhood #47. Tabled 12/27/00.

Remarks:

This item was tabled at the December 27, 2000, Planning & Zoning Commission meeting to allow the applicant additional time to prepare zoning exhibits for this request and adequately address staff review comments. This item must be removed from the table.

This is a request to rezone 236.5± acres from Agricultural to Planned Development-Single-Family-5/Single-Family-4, Planned Development-Single-Family-4/Single-Family-3, Planned Development-Retail, and Planned Development-Office-2. Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Agricultural	Agricultural	Office, Retail, and Single-Family Residential
East	Agricultural	Agricultural	Single-Family Residential
South	Agricultural	Agricultural	Office and Single-Family Residential
West	Agricultural	Agricultural	Single-Family Residential

Conformance to the Comprehensive Plan

Future Land Use Plan –

The Future Land Use Plan designates Office uses for the portion of the property within the Dallas North Tollway corridor. Where the Land Use Plan designates Office uses in the Tollway corridor, the Comprehensive Plan recommends Office-2, Corporate Office, Information & Technology, or Commercial-1 (excluding automotive uses and mini-warehouses) zoning. Retail zoning is permissible at major intersections within the Tollway corridor. A Retail Market Study is not required for zoning requests on a regional thoroughfare, such as the Dallas North Tollway.

Single-Family Residential uses are shown for the remainder of the property with the exception that Multi-Family is designated at the southeast corner of Legacy Drive and Panther Creek Parkway. The Comprehensive Plan recommends that Single-Family zoning be no closer than 300 feet to the Dallas North Tollway. The requested Single-Family zoning is 500 feet from the Dallas North Tollway. The requested zoning complies with the Future Land Use Plan.

Thoroughfare Plan -- The Thoroughfare Plan shows Panther Creek Parkway and Legacy Drive, both future six-lane divided thoroughfares, and the Dallas North Tollway, bordering the request. Right-of-way has been dedicated for the Dallas North Tollway. The zoning exhibit shows future right-of-way for Panther Creek Parkway and Legacy Drive in locations consistent with the Future Land Use Plan. The alignment of Legacy Drive matches the alignment of existing Bassinger Drive.

The zoning exhibit also shows Frisco Street, another future six-lane divided thoroughfare, approximately 400 feet east of the property. The location of Frisco Street is consistent with the Thoroughfare Plan.

The Thoroughfare Plan shows a collector street between Panther Creek Parkway and Eldorado Parkway. The zoning exhibits show a collector street located equidistant between these thoroughfares. The collector street has been aligned to follow existing high-voltage overhead electric lines. The width of the right-of-way for the collector street will be increased to 150 feet to create a median divided street to accommodate the overhead electric lines. The collector street will also align with the east-west portion of County Road 710.

As in all cases, the thoroughfare alignments shown on the zoning exhibits should not be interpreted as the final alignment of a thoroughfare. The final alignment of a thoroughfare is established upon City Council approval of a final plat which dedicates right-of-way for the thoroughfare.

Environmental Considerations -- The City's environmental analyses contained within the Comprehensive Plan do not identify floodplain or wetlands, slopes, soils, or sensitive habitats on the property, which are unsuitable for development.

Access -- Access to the property will be provided from Panther Creek Parkway, Legacy Drive, Frisco Street, the Dallas North Tollway, and a proposed collector street.

Water and Sanitary Sewer Services -- Water and sanitary sewer services must be extended to the property. Services are being constructed with the development of a residential subdivision, Griffin Parc – Phase 1, near the southwest corner of Legacy Drive and Eldorado Parkway. Services are also being constructed as part of Frisco Industrial Park located near the southeast corner of Frisco Street and Eldorado Parkway.

Schools – Elementary schools are generally centrally located within single-family residential neighborhoods. Middle schools are generally situated within or on the perimeter of single-family residential neighborhoods. The Frisco Independent School District has purchased property on the south side of Eldorado Parkway, west of Legacy Drive for the development of an elementary and middle school. Staff has contacted the school district to initiate discussions on the location of future schools in the area. It is anticipated that property will be needed in the proximity of this property for the development of an elementary school. High schools may be located in non-residential areas, but the school district has not currently identified a need for a high school in the immediate vicinity of this property.

Parks – Neighborhood parks are also generally centrally located within single-family residential neighborhoods. Although the narrow width of the property combined with the proximity of the

property to the Dallas North Tollway, major thoroughfares, and future non-residential development do not make the property highly desirable for a neighborhood park, the possibility of a neighborhood park should not be ruled out. The Parks Master Plan does include the property in a service area for a future neighborhood park. A regional park, Warren Sports Complex, is located 4,000± feet east of Frisco Street on the south side of Eldorado Parkway. Although the Parks Master Plan does not delineate a hike and bike trail for this property, the applicant has indicated a willingness to dedicate hike and bike trail easement, likely along Legacy Drive, if requested by the City upon development of the property.

Planned Development Zoning -- The Comprehensive Plan recommends that the City should be extremely judicious in the consideration and approval planned developments. Planned Development should generally be used to achieve the following:

- Preserve topography, vegetation and/or open space;
- Carry out specific goals of the Comprehensive Plan or other special studies; or
- Provide flexible development standards when appropriate, not to reduce development standards.

Retail and Office-2 Planned Development Zoning

The justification for use of a planned development for this property is to create development standards consistent with those envisioned for a Tollway Overlay District. Components of the planned development that are consistent with development standards that staff envisions for a Tollway Overlay District include:

Permitted Land Uses

As stated previously, the Comprehensive Plan recommends that automotive uses and mini-warehouses be excluded from the Tollway corridor. The applicant is requesting planned development zoning using the Retail and Office-2 districts as the base zoning districts. Neither of these districts allow mini-warehouses or many of the automotive uses permitted in the Commercial-1 district. Although the applicant expressed an interest in allowing new car and motorcycle sales, these uses have been excluded from the requested zoning.

Open Space

The applicant is proposing that seven percent of each lot be reserved as common open space. Open space shall be areas used for walks, plazas, courtyards, water features, landscaped areas, and other similar areas not specifically used for vehicular access and parking. Open space is required as part of Planned Development-25 (Stonebriar Mall and The Centre at Preston Ridge) and Planned Development-59 (Hall Office Park), two large planned developments located along the Dallas North Tollway. Based on the existing requirements of these previously approved planned developments, staff envisions that open space will be required as part of a Tollway Overlay District.

Architectural Standards

The applicant is proposing several architectural elements to reduce the massive scale and impersonal appearance of large retail buildings. The elements pertain to brick color, projections and recesses in building facades, and use of cornices, windows, pitched roofs, and other architectural features. The elements are comparable to those architectural provisions included in the Preston Road Overlay District.

Building Materials

The exteriors of buildings within the Retail and Office-2 districts must be constructed of 100% masonry. Masonry is defined by the Zoning Ordinance as brick, stone, granite, marble, concrete masonry units (CMU), stucco, Exterior Insulation and Finish System (EIFS), and concrete panels. Staff envisions that building materials such as concrete masonry units (CMU) and concrete panels may be restricted in a future Tollway Overlay District, while brick, stone, and glass may be materials of preference along the Dallas North Tollway. The applicant is proposing that primary materials consist of brick or stone and that these materials comprise a minimum of fifty percent (50%) of the building facade, excluding windows, in the Office-2 district, and sixty percent (60%) in the Retail district. Brick, stone, stucco, EIFS, tile, or any combination thereof, are proposed as the remaining portions of the building facade. These materials are consistent with building materials that will likely be included in the Tollway Overlay District.

Building Height

Building height is unlimited in the Office-2 district with the exception that building setbacks are increased for buildings exceeding two stories. The applicant is requesting a maximum building height within the Retail district of four stories or 80 feet except that the building height shall not exceed two stories on any portion of a site within two hundred feet of property zoned or developed as single-family or two-family. Staff feels that the requested building height is appropriate for the Tollway corridor while being sensitive to future adjacent residential uses.

Landscaping

The applicant is proposing landscape requirements that equal or exceed current landscape requirements. Staff envisions that more specific and unique landscape requirements will be identified with the creation of a Tollway Overlay District.

Connections between Non-residential and Residential Uses

In accordance with the Comprehensive Plan, the planned development requires vehicular and pedestrian connections between residential neighborhoods and the adjacent office and retail uses. The vehicular connections will eliminate the need to drive on to a major thoroughfare when traveling between residential subdivision and the future retail and office development.

Single-Family-3, Single-Family-4, and Single-Family-5 Planned Development Zoning

The planned development also limits density of the requested Single-Family zoning. At their September 14, 2000 joint work session with the Planning & Zoning Commission, the City Council instituted a policy requiring new residential cases to contain a mix of lower density single-family districts. The applicant initiated discussions with staff regarding the zoning of this property prior to the formulation of this policy. Staff encouraged the applicant to request a density of 3.4 dwelling units per acre or less, based on the City Council's previous policy on density. The applicant is proposing a mix of Single-Family-3, Single-Family-4, and Single-Family-5 zoning.

The potential density of the zoning with right-of-way for major thoroughfares excluded equates to the following units/acres:

Tract 1

Single-Family-3	37.66± acres	X	2.87 d.u./acre	=	108 units
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Single-Family-4	37.66± acres	X	3.38 d.u./acre	=	127 units
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Total	75.3± acres				235 units
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The 235 total units on 75.3± acres equates to a potential density of 3.12 units/acre. The concept plan shows 195 units equating to 2.59 units/acre.

Tract 4

Single-Family-4	28.95± acres	X	3.38 d.u./acre	=	98 units
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Single-Family-5	28.95± acres	X	4.11 d.u./acre	=	119 units
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Total	57.9± acres				217 units
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The 217 total units on 57.9± acres equates to a potential density of 3.74 units/acre. The concept plan shows 195 units equating to 3.37 units/acre.

The average potential density of these tracts is 3.43 units/acre. The applicant is proposing that the density of Tracts 1 and 4 not exceed 3.3 units/acre.

CONCERNS:

Although the applicant is proposing to increase the minimum lot width for lots developed to Single-Family-3, Single-Family-4, and Single-Family-5 standards, the applicant is requesting to reduce the minimum front, side, and rear yards of the Single-Family-3 lots as follows:

	Required	Requested
Front Yard	30 feet	25 feet
Side Yard	10 feet (15 feet for a corner lot)	7 feet (15 feet for a corner lot)
Rear Yard	25 feet	20 feet

The sole reason for the reduction is to allow the construction of larger homes on these lots. Staff does not generally support the reduction of minimum development standards. Staff has contacted the Fire Department for their opinion regarding the requested reduction of setbacks and will detail their opinion at the Planning & Zoning Commission meeting.

SUMMARY:

Staff has been meeting with the applicant to develop this planned development since the Fall of 1999. This zoning request is part of an overall development to include residential, office, and retail uses on the north side of Eldorado Parkway. In September of 2000, the City Council zoned

the southeast corner of the Dallas North Tollway and Eldorado Parkway as Planned Development-Retail (Z2000-43). Remaining portions of the request will be submitted this Spring.

The request complies with the Future Land Use Plan, the Thoroughfare Plan, and other portions of the Comprehensive Plan. Staff feels that the proposed planned development standards are representative of those standards which will be included in a Tollway Overlay District. Staff recommends approval of the request.

Recommendation:

Recommended for approval subject to City Council approval of the concept plan for Cobb Family Farm and subject to the following planned development standards:

Tract 1 – Planned Development-Single-Family-3/Single-Family-4 (83.1 +/- acres)

This tract shall be developed under the regulations of the Single-Family Residential District-3 and Single-Family Residential District-4 as outlined in Ordinance No. 00-11-01 as is currently exists or may be amended, subject to the following conditions:

1. Not less than fifty (50) percent of the tract, based on number of lots, shall be developed to Single-Family-3 standards or larger. The density of Tract 1 shall not exceed 2.6 units/acre.
2. Minimum lot widths shall be:
 - a. Eighty-four (84) feet for lots developed to Single-Family-3 standards.
 - b. Seventy-four (74) feet for lots developed to Single-Family-4 standards.
1. Setbacks for Single-Family-3 lots are:
 - a. Minimum front yard is twenty-five (25) feet.
 - b. Minimum rear yard is twenty (20) feet.
 - c. Minimum side yard is seven (7) feet; fifteen (15) feet for corner lots adjacent to side streets.
1. With the development of Tract 1, a street shall be stubbed to Tracts 2 and 3. In addition, three-inch caliper trees shall be planted an average of thirty (30) feet on center in the thirty (30) foot perimeter landscape buffer along the west side of Tract 2 and in the twenty (20) foot perimeter landscape buffer along the south and east sides of Tract 3.

Tract 2 – Planned Development-Office-2 (55.2 +/- acres)

The tract shall be developed under the regulations for the Office-2 District as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following conditions:

1. Permitted Uses:

All uses permitted in the Office-2 District as outlined in Ordinance No. 00-11-01,

with the following additional uses:

- a. Check Cashing Service and Loan Agency;
- b. Minor Medical Emergency Clinic;
- c. Barber Shop or Beauty Salon;
- d. Building Materials and Hardware, Inside;
- e. Bookstore;
- f. Computer Sale;
- g. Convenience Store with Gas Pump;
- h. Dance Studio or Gymnastics;
- i. Department Store, Retail;
- j. Donut Shop;
- k. Florist;
- l. Hobby or Toy Store;
- m. Ice Cream or Frozen Yogurt Sales;
- n. Key Shop or Locksmith;
- o. Kiosk;
- p. Nursery (Retail);
- q. Optical Store;
- r. Restaurant, Café or Cafeteria;
- s. Restaurant, Drive-In;
- t. Restaurant with Drive-Thru;
- u. Security System Installation Company;
- v. Theater (Indoor);
- w. Shoe Repair;
- x. Weight and Aerobic Center;
- y. Hotel & Motel;
- z. Silkscreening Studio;
- aa. Stained Glass Studio;
- bb. Studio (Photography);

2. Orientation and Screening of Service Bays and Drive-through Facilities

- a. All service bays shall be oriented perpendicular to an adjacent street.
- b. Service bays shall be screened by a fifteen (15) foot wide landscape island located within forty (40) foot of the service bay. Drive-through lanes shall be wrapped by a ten (10) foot wide landscape island with a minimum length to equal the required stacking of the drive-through lane. These landscape islands shall contain one (1) minimum three-inch (3") caliper evergreen or deciduous tree every fifteen (15) linear feet with four (4) minimum five (5) gallon shrubs or one (1) ornamental tree evenly dispersed between the evergreen or deciduous tree.

2. Off-street Parking:

- a. **Outdoor Eating Areas:** The first seven hundred fifty (750) square feet of outdoor eating areas shall not be included in the calculation of required off-street parking for restaurants.
 - b. **Landscape Strips:** All continuous landscape strips provided between banks of parking, as shown on Exhibit "D", shall have a minimum width of twelve (12) feet, measured back of curb to back of curb.
- c. **Landscape Islands:** All planting islands within parking areas shall have a minimum area of three hundred (300) square feet.

4. Building Materials:

A consistent architectural theme shall be used to unify all buildings within the development. This theme shall include the use of common building materials for all buildings. Primary materials used for facades shall consist of brick or stone, and shall comprise a minimum of fifty (50) percent of the building facade, excluding windows. Brick, stone, stucco, EIFS, tile, or any combination thereof may be used for the remaining fifty (50) percent of each building facade. The use of reflective glass shall be prohibited. The Planning Department and/or City Council shall review and approve materials and colors at the time of site plan approval.

5. **Lot Coverage:** Maximum lot coverage is fifty (50) percent. This percentage does not include parking garages.

6. Architectural Standards:

- a. No building facade shall extend greater than fifty (50) feet in horizontal length without a projection, recess or offset. Projections, recesses, or offsets shall be a minimum of twenty-four (24) inches.
- b. Either lintels, sills, cornices, or pitched roofs shall be incorporated into all building facades.
- c. First floor facades facing a street or parking area shall have arcades, display windows, entry areas, outdoor seating, eating areas or awnings, and shall occupy no less than fifty (50) percent of the length of the façade.
- d. One-story buildings larger than sixty-thousand (60,000) square feet that exceed thirty (30) feet in height shall incorporate architectural details to give the appearance of a two-story building.

4. Lighting Standards:

The developer of the property shall submit details of the proposed lighting for the site with the preliminary site plan. Light standards for pedestrian areas and for parking areas shall match, but shall be of different scale. Light standards shall be reviewed and approved by the Director of Planning.

5. Setbacks and Landscape Buffers:

- a. Buildings, driveways, and parking are prohibited in the required front yard. Where buildings are constructed immediately adjacent to the landscape buffer, the portion of the landscape buffer between the building and front property line may be improved with patterned concrete, pavers, or other decorative materials, as well as tables, benches, canopies, and lights. Within the improved areas, required trees shall be provided in tree wells or tree grates.
- b. A maximum of one double bay of parking is permitted between the thirty (30) foot landscape buffer adjacent to the Dallas North Tollway and the future buildings.

4. Landscaping:

Plant materials shall be selected from the plant list provided within Article IV, Section 2 (Landscape Requirements) of the City of Frisco Comprehensive Zoning Ordinance, Ordinance No. 00-11-01, as it exists or may be amended.

- a. All continuous landscape strips provided between banks of parking shall contain one (1) large tree and four (4) five-gallon evergreen shrubs per thirty-five (35) linear feet of planting strip.

- b. Fifty (50) percent of all landscape islands shall contain two (2) large trees; the remaining fifty (50) percent shall contain four (4) ornamental trees.
- c. One (1) tree (minimum four (4) inch caliper), one (1) ornamental tree, and fifteen (15) five-gallon evergreen shrubs per forty (40) linear feet shall be provided along the property line separating residential uses from non-residential uses.

d. A ten (10) foot landscape buffer (minimum) shall be provided along the length of all side and rear property lines. Should a fire lane or access easement be constructed on a property line, this requirement is waived.

- 4. **Open Space:** A minimum of seven (7) percent of the net area of each lot shall be developed and maintained as open space. Open space shall be areas used for walks, plazas, courtyards, water features, landscaped areas, and other similar areas not specifically used for vehicular access and parking. Landscaped areas shall be exclusive of any other required landscaping with the exception of landscape or plaza improvements (described in 8[a]) located between the building and property line in the landscape buffer may count as open space. The minimum width of open space shall be twenty feet.

11. **Connectivity:** A fire lane or street and adjacent sidewalk shall provide pedestrian and vehicular connections between Tract 2 and the adjacent single-family zoning (Tracts 1 and 4).

- 12. **Changes to Concept Plan:** Changes to the concept plan may be approved in accordance with Article IV, Section 1 (Site Plan Requirements) of the Comprehensive Zoning Ordinance No. 00-11-01, as it exists or may be amended.

Tract 3 – Planned Development-Retail (37.5 +/- acres)

This tract shall be developed under the regulations for the Retail District as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following conditions:

- 1. **Permitted Uses:** All uses permitted in the Retail District as outlined in Ordinance No. 00-11-01, and the following additional uses:
 - a. College, university or private boarding school
 - b. Hospital
 - c. Car wash
 - d. Commercial amusement, indoor
 - e. Fraternal club, lodge
 - f. Funeral parlor or mortuary
 - g. Greenhouse, nursery (indoor)
 - h. Hotel or motel
 - i. Outdoor storage (screened)
 - j. Commercial printing company
- 2. **Orientation and Screening of Service Bays and Drive-through Facilities**
 - a. All service bays shall be oriented perpendicular to an adjacent street.
 - b. Service bays shall be screened by a fifteen (15) foot wide landscape island located within forty (40) foot of the service bay. Drive-through lanes shall be wrapped by a ten (10) foot

wide landscape island with a minimum length to equal the required stacking of the drive-through lane. These landscape islands shall contain one (1) minimum three-inch (3") caliper evergreen or deciduous tree every fifteen linear feet (15 l.f.) with four (4) minimum five (5) gallon shrubs or one (1) ornamental tree evenly dispersed between the evergreen or deciduous tree.

3. Pedestrian Access: Sidewalks with a minimum width of four feet (4') shall be provided along at least one side of all proposed internal driveways. Pedestrian crosswalks shall be clearly indicated with stamped or textured paving or other pavement details as approved by the City.

4. Off-street Parking:

- a. **Outdoor Eating Areas:** The first seven hundred fifty (750) square feet of outdoor eating areas shall not be included in the calculation of required off-street parking for restaurants.
- b. **Landscape Strips:** All continuous landscape strips provided between banks of parking, as shown on Exhibit "D", shall have a minimum width of twelve feet (12'), measured back of curb to back of curb.
- c. **Landscape Islands:** All planting islands within parking areas shall have a minimum area of three hundred (300) square feet.

5. Building Materials: A consistent architectural theme shall be used to unify all buildings within the development. This theme shall include the use of common building materials for all buildings. Primary materials used for facades shall consist of brick or stone, and shall comprise a minimum of sixty (60) percent of the building façade, excluding windows. Brick, stone, stucco, EIFS, tile, or any combination thereof may be used for the remaining forty (40) percent of each building façade. The use of reflective glass shall be prohibited. The Planning Department and/or City Council shall review and approve materials and colors at the time of site plan approval.

6. **Lot Coverage:** Maximum lot coverage is sixty (60) percent.
7. **Building Height:** The maximum building height shall not exceed four (4) stories or eighty (80) feet, whichever is greater, except that building height shall not exceed two (2) stories (or forty [40] feet) on any portion of a site within two hundred (200) feet of property zoned Single-Family or Two Family.
8. **Architectural Standards:**
 - a. No building facade shall extend greater than one hundred (100) feet in horizontal length without a projection, recess or offset. Projections, recesses, or offsets shall be a minimum of twenty-four (24) inches.
 - b. Either lintels, sills, cornices, or pitched roofs shall be incorporated into all building facades.
 - c. First floor facades facing a street or parking area shall have arcades, display windows, entry areas, outdoor seating, or eating areas or awnings, and shall occupy no less than sixty (60) percent of the length of the facade.
 - d. Buildings greater than sixty thousand (60,000) square feet that exceed thirty (30) feet in height shall incorporate architectural details to give the appearance of a two-story building.

6. Lighting Standards

The developer of the property shall submit details of the proposed lighting for the site with the preliminary site plan. Light standards for pedestrian areas and for parking areas shall

match, but shall be of different scale. Light standards shall be reviewed and approved by the Director of Planning.

7. Setbacks and Buffers

- a. A minimum thirty-foot (30') front yard and landscape buffer shall be provided adjacent to the Dallas North Tollway.
- b. A minimum twenty-five foot (25') front yard and landscape buffer shall be provided adjacent to Panther Creek Parkway.
- c. Buildings, driveways, and parking are prohibited in the required front yard. Where buildings are constructed immediately adjacent to the landscape buffer, the portion of the landscape buffer between the building and front property line may be improved with patterned concrete, pavers, or other decorative materials, as well as, tables, benches, canopies, and lights. Within the improved areas, required trees shall be provided in tree wells or tree grates.
- d. A ten-foot (10') landscape buffer shall be provided along the length of all side and rear property lines. Should a fire lane or access easement be constructed on a property line, this requirement is waived.

6. Landscaping:

Plant materials shall be selected from the plant list provided within Article IV, Section 2 (Landscape Requirements) of the City of Frisco Comprehensive Zoning Ordinance, Ordinance No. 00-11-01, as it exists or may be amended.

- a. All continuous landscape strips provided between banks of parking shall contain one (1) large tree and four (4) five-gallon evergreen shrubs per thirty-five (35) linear feet of planting strip.
 - b. Fifty (50) percent of all landscape islands shall contain two (2) large trees; the remaining fifty (50) percent shall contain four (4) ornamental trees.
 - c. One (1) tree (minimum four-inch (4") caliper), one ornamental tree, and fifteen (15) five gallon evergreen shrubs per forty (40) linear feet shall be planted within the thirty (30) foot landscape buffer provided along the Dallas North Tollway and the twenty-five (25) foot landscape buffer provided along Panther Creek Parkway.
 - d. One (1) large tree and one (1) ornamental tree per forty (40) linear feet shall be provided along all side and rear property lines within the ten (10) foot landscape buffer.
6. **Open Space:** A minimum of seven (7) percent of the net area of each lot shall be developed and maintained as open space. Open space shall be areas used for walks, plazas, courtyards, water features, landscaped areas, and other similar areas not specifically used for vehicular access and parking. Landscaped areas shall be exclusive of any other required landscaping with the exception of landscape or plaza improvements (described in 10[c]) located between the building and property line in the landscape buffer. The minimum width of open space shall be twenty (25) feet for lots larger than eighty thousand (80,000) square feet and fifteen (15) feet for lots eighty thousand (80,000) square feet or less.
7. **Connectivity:** A fire lane or street and adjacent sidewalk shall provide pedestrian and vehicular connections between Tract 3 and the adjacent single-family zoning (Tracts 1 and 4).
8. **Changes to Concept Plan:** Changes to the concept plan may be approved in accordance with Article IV, Section 1 (Site Plan Requirements) of the Comprehensive Zoning Ordinance No. 00-11-01, as it exists or may be amended.

Tract 4 - Planned Development-Single-Family-4/Single-Family-5 (60.4 +/- acres)

This tract shall be developed under the regulations of the Single-Family Residential District-4 and Single-Family Residential District-5 as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

1. Not less than fifty (50) percent of the tract, based on the number of lots, shall be developed to Single-Family-4 standards or larger. The density of Tract 4 shall not exceed 3.4 units/acre.
2. Minimum lot widths shall be:
 - a. Seventy-four (74) feet for lots developed to Single-Family-4 standards.
 - b. Sixty-four (64) feet for lots developed to Single-Family-5 standards.
1. With the development of Tract 4, a street shall be stubbed to Tracts 2 and 3. In addition, three-inch caliper trees shall be planted an average of thirty (30) feet on center in the thirty (30) foot perimeter landscape buffer along the east side of Tract 2 and in the twenty (20) foot perimeter landscape buffer along the south and east sides of Tract 3.